1. **Application Site and Locality** 
   1. Bicester Eco Town Exemplar site was granted planning permission (reference 10/01780/HYBRID) for 393 residential dwellings, a primary school, commercial and retail units. The exemplar site is a development that constitutes part of the larger North West Bicester Eco town, located on the eastern edge.
2. **Description of Proposed Development**
   1. The current application seeks to partially discharge condition 60 for the Infrastructure Phase. This condition was previously discharged; however the detail has since changed. This condition relates to the adoptable highways for each phase.
3. **Relevant Planning History**

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| App Ref | Description | Status |
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| 10/01780/HYBRID | Development of Exemplar phase of NW Bicester Eco Town to secure full planning permission for 394 residential units and an energy centre (up to 400 square metres), means of access, car parking, landscape, amenity space and service infrastructure and outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined. | PER |
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There are a number of other applications across the wider Masterplanned site that would form part of the wider site at NW Bicester.

1. **Publicity**

This application has not been publicised.

1. **Response to Consultation**
   1. Oxfordshire County Council:

Highways Officer: No objections

1. **Appraisal**

Condition 60 requires a revised plan of adoptable highways including vision splays within that phase, prior to commencement.

This condition has previously been cleared, however details since have changed. Details include the slight reduction in land that is to be dedicated as public highway to Oxfordshire County Council and the illustration of a 3m wide access strip from S278 entrance to the retaining wall as requested by Oxfordshire County Council.

The County Highway Officer confirmed on 05 February 2016 that there are no objections to the proposals submitted for the discharge of condition 60.

1. **Recommendation**

The Local Planning Authority considers that the details submitted pursuant to Condition 60 of planning permission 10/01780/HYBRID are acceptable, and as such it is recommended that the said Condition is partially discharged.

Case Officer: Leanne Turner DATED: 26 February 2016